



Rif: VRS001

Villa with Stunning Landscape Views

Euro 390000



Verrua Savoia

Freestanding Villa for Sale – An Oasis of Peace and Elegance

We introduce a fabulous freestanding villa in a sprawling private garden, surrounded by a verdant landscape with breathtaking views. A property that offers peace and privacy for those looking to escape the bustle of city life.

Main features:

- ? Terrace with barbecue, perfect for outdoor dining and friendly get-togethers;
- ? Garage and additional parking spaces;
- ? Stunning Views onto the crescent of the Alps.

Interior Layout

The villa is designed to take utmost advantage of natural light and to maximize the functionality of all rooms with spacious daytime living areas and comfortably large bedrooms.

Ground Floor

A welcoming entrance hall which leads to a spacious living room, a terrace and a kitchen. The living room is distinguished by its large picture windows that frame enchanting vistas of the garden and the Alpine crescent. With its cozy fireplace and direct access to the patio, the living room is perfect for social gatherings and entertaining family and friends. The live-in kitchen is completely equipped including a breakfast table and access to a terrace which is much appreciated for outdoor meals. A hallway leads to the bedroom section which consists of three bedrooms, all facing North, each with built-in closets and windows assuring light in the daytime as well as two private bathrooms with bathtubs.

First Floor

It contains three additional bedrooms and a shower bathroom.

Basement

Connected with the ground floor by an internal staircase, the basement contains large rooms that may be used as a workshop or tavern-like leisure room. It also contains a cellar storage room, a bathroom, a kitchen and a spacious garage for up to three vehicles.

The Outdoors

The garden has been designed to ensure privacy and a tranquil environment, with separate areas that are dedicated to different activities.

About the locality of Verrua Savoia

Verrua Savoia is a fascinating hillside locality known for its tranquility and the beauty of the surrounding landscape. The village offers a high quality of life with essential services, schools and public green

spaces. There is a welcoming local community and the village is in easy reach of several major towns and tourist attractions.

The villa is equipped with its own heating system, a burglar alarm and high-quality fixtures. Don't miss the opportunity to inhabit this superb property. Contact us for more information and to arrange a viewing!

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	7
Bagni:	4
Locali:	13
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Numero Di Piani:	2
Superficie Totale Mq:	531 mq
Classe Energetica:	in corso
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Box auto, Tavernetta, Cantina, Terrazzo, Parco
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	7551 mq
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Primo Centro Abitato:	650 m
Aeroporto:	53 km

